



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

JUNE 22, 2016

CALL TO ORDER:

Susan Reardon, Staff Hearing Officer, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Staff Hearing Officer/Senior Planner II

Danny Kato, Senior Planner II

Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

There were no requests.

- B. Announcements and Appeals.

Ms. Reardon announced that an item on the June 8th Staff Hearing Officer agenda, 200 Helena Avenue, was called up to the Planning Commission by the SHO Liaison and will be scheduled for review by the Planning Commission in July. The date of the Planning Commission public hearing will be announced once it is confirmed.

- C. Comments from members of the public pertaining to items not on this agenda.

There were no public comments.

II. **PROJECT ITEMS:**

ACTUAL TIME: 9:01 A.M.

A. **APPLICATION OF MARK MORANDO, DESIGNER FOR MOVASAGI 2006 TRUST, 821 DEERPATH ROAD, APN: 015-100-004, A-2 (SINGLE FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 2 DU/ACRE) (MST2016-00163)**

The 23,710 square-foot site is currently developed with 1,799 square-foot single family dwelling which includes an "as-built" 154 square-foot breakfast room addition and an attached 459 square foot two-car garage. The proposed project involves construction of a 499 square-foot accessory building, an exterior shower, a 700 square-foot pool, a 49 square-foot spa, driveway alterations, new walls, fencing and 466 cubic yards of cut and fill grading, of which 43 cubic yards will be exported off site. The proposed total of 2,757 square feet in the Hillside Design District is 59% of the guideline maximum floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Modification to allow the detached accessory building to be located within a front yard (SBMC § 28.87.160 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 & 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Mark Morando, Designer/Agent for the Owner; and Marges Movasagi, Owner.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Danny Kato, Senior Planner II, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:08 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 039-16**
Approved the Modification and making the findings as outlined in the Staff Report dated June 16, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated June 16, 2016.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

ACTUAL TIME: 9:11 A.M.

B. APPLICATION OF SHAWN GODKIN, APPLICANT FOR SARAH C. DANDONA, 201 CALLE ALAMO, APN: 053-251-011, E-3 (SINGLE FAMILY RESIDENCE) AND SD-2 (SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2016-00159)

The 5,970 square-foot site is currently developed with a 1,333 square-foot one-story single family dwelling with an attached 263 square foot one-car garage. The proposed project involves construction of 11 square feet of one-story additions with new entry steps and guardrails, new and relocated doors and windows, a new 3 1/2 feet high wall, and an interior remodel to the existing one-story dwelling. The proposed total of 1,607 square feet on a 5,970 square foot lot is 60% of the guideline maximum floor-to-lot area ratio (FAR). The project will address violations identified in a Zoning Information Report (ZIR2016-00083).

The discretionary application required for this project is a Front Setback Modification to allow an addition and alterations to the dwelling including new entry steps and guardrails and new and relocated window and doors within the required twenty-foot secondary front setback facing Calle Rosales (SBMC §28.15.060, 28.45.008, 28.15 and 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Shawn Godkin and John Godkin, Applicants; Sarah C. Dandona, Owner; and Juan Rodriguez.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Danny Kato, Senior Planner II, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:17 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 040-16**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated June 16, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated June 16, 2016, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:19 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary